

Capitol Planning Commission Minutes

July 16, 2014

Conference Room 300, Ola Babcock Miller Building
(1:00 pm – 1:55 pm)

Members Present:

William Dikis, Chair	Scott Weiser, Vice-Chair
Janet Phipps, Director	Elizabeth Isaacson
Allison Dorr Kleis	Carol Grant
Senator Matt McCoy	Senator Charles Schneider
Representative Dan Kelley	Representative Ralph Watts

Members Absent:

Matt Anderson

Department of Administrative Services (DAS) Staff Present for All or Portions of the Meeting:

Lon Anderson, DAS	Caleb Hunter, DAS
Charlee Cross, DAS/GSE	Jennifer Moehlmann, DAS/GSE
Tim Ryburn, DAS/GSE	Barb Bendon, DAS/GSE
Nancy Williams, DAS/GSE	Marian White, DAS-GSE

Others Present for All or Portions of the Meeting

Mark Willemssen, Legislature
Mary Braun, House Democratic Staff
Theresa Kehoe, Senate Democratic Staff
Carmine Boal, Chief Clerk of the House

Call to Order and Introductions

The meeting was called to order at 1:01 p.m. by Chair Bill Dikis, followed by roll call and introductions.

Approval of Agenda

MOTION: Vice-Chair Scott Weiser made a motion to approve the agenda as submitted. Carol Grant seconded and the motion passed unanimously.

Approval of Meeting Minutes for January 8, 2014 Meeting

MOTION: Elizabeth Isaacson made a motion to approve the minutes as submitted. Carol Grant seconded and the motion passed unanimously.

Committee Update

Master Plan Committee

Chair Bill Dikis reviewed the Master Plan Committee's recommendations for Master Plan updates and advised the Master Plan Committee will review the 2010 Master Plan on a regular basis and make any updates needed as it is a "living document". Chair Dikis noted the approach to review the Master Plan has four components:

1. Determine what has been accomplished to date.
2. Recognize any changes or new assumptions that need to be incorporated.
3. Allow new discussion and observations to be brought in as part of the official record.
4. Determine any accomplishments or changes which would require an amendment to the Master Plan.

MOTION: Scott Weiser made a motion to accept the proposed changes to the Master Plan as outlined. Elizabeth Isaacson seconded and the motion passed unanimously.

Site Features Committee

Carol Grant advised the Site Features Committee has met and reviewed the existing Site Features policy and application as requested by Chair Bill Dikis at the January meeting. Ms. Grant noted the Committee wanted to strengthen the language and policies noting the recommended changes were to improve clarity. There were several minor changes such as adding a Table of Contents, deleting the Art Site Features category because there wasn't enough difference in the treatment of those projects to warrant a separate category, and consistently using the terminology of works of Public Art. The only substantial recommendation is to increase the endowment for on-going maintenance. Currently the rate is a minimum of 10% and the Committee would like to increase it to a minimum of 15% for each Site Feature. The Committee tried to make the Site Feature Application more "user-friendly" including the use of check-off boxes. Narratives were left where the Committee thought it was important user have an opportunity to articulate their comments.

Senator McCoy expressed concerns about the increase of the endowment adding that depending on the materials used for a Site Feature, 10% should be sufficient. Sen. McCoy stated that the endowment rate should reflect the complexity of the piece. Tim Ryburn commented that the costs to repair, clean, replace lighting, etc., continue to increase. The more difficult pieces may require a 20%-30% endowment to maintain their appearance. Senator Schneider requested a definition of the 10% endowment; Carol Grant confirmed it is 10% of the total project cost.

Chair Bill Dikis advised the changes allow the Application to look more logical.

MOTION: Carol Grant moved to approve the proposed changes recommended by the Site Features Committee. Allison Dorr Kleis seconded and the motion passed unanimously.

Staff Reports/Project Updates

Legislative Update

Lon Anderson advised DAS was appropriated an additional \$10 million for Major Maintenance for a total of \$24 million and \$4 million for Routine Maintenance state wide. Unfortunately, State Revenue was almost \$200 million less than anticipated at the end of FY2014 and the funding of \$4 million for Routine Maintenance and the additional \$10 million from Major Maintenance was line item vetoed by the Governor because that was what the budget required. As a result, \$14 million will be available for statewide Major Maintenance in FY15.

Mr. Anderson advised rates were presented to the Customer Council to increase the association fee occupants at the Capitol Complex pay for their space. The \$3.46/sq. ft. is just to operate the buildings; there is no money to fix even little things. DAS has proposed to go from \$3.46 to \$6.46 per sq. ft. which generates about \$4.5 million. This would be used to do select Routine Maintenance recommended by the Baker Group after their comprehensive study of the Capitol Complex and recommendations of projects needing to be done. DOM asked DAS to lessen the impact of the increase and do it over two years. DAS proposed to increase to \$4.96 the first year and \$6.46 in FY17 to give the departments time to request funding if they don't have it in their budget now. Formal approval is expected August, 11, 2014. Chair Dikis said it would be reasonable to seek an annual increase. Chair Dikis asked how a facility that is located off Capitol Complex gets covered. Mr. Anderson advised it is covered by Major Maintenance.

Construction Update

Row House

Charlee Cross reported the Row House project is complete.

Iowa Building

Charlee Cross reported the Iowa Building demolition project has been completed. Final seeding will be done this fall.

Historical Building

Charlee Cross reported the final granite repair is complete.

Hoover Building

Charlee Cross reported the Hoover Building exterior restoration project is complete. The Hoover Building walkway replacement is under construction and the project is expected to be completed end of September 2014.

Capitol Lightning Protection

Charlee Cross reported the project is complete.

B-Cycle Station

Jennifer Moehlmann reported DAS is waiting for approval from the B-Cycle group to move forward.

Major Maintenance Process Overview

DAS distributed a list of statewide Major Maintenance projects, including all the projects completed since FY12, all projects in construction and unfunded projects. Charlee Cross reviewed the major maintenance definitions and funding process. Chair Dikis asked if there is a definition for Routine Maintenance. Charlee Cross advised a link to the definition of Routine Maintenance is posted on the website. Senator McCoy asked what was the process and who was involved with compiling the Major Maintenance list. Charlee Cross advised the facilities submit their requests quarterly and the Design and Construction team reviews and ranks the requests to update the list. Senator McCoy expressed concern over the funding process and said the Legislature is going to have a lot to say in how they appropriate infrastructure funding.

Wallace Building Recommendations

Chair Dikis reported he had reviewed the three reports on the Wallace Building, prepared by the Ryan Companies, DCI Group, and the Samuels Group, that compared different scenarios for the Wallace Building (remodel Wallace, demolish and build new, or demolish and lease). The reports found that the structure was sound but the mechanical system and interior finishes were outdated. Chair Dikis liked the Ryan Companies approach the best but thought their budget estimate should be increased in several areas and escalated for inflation.

Capitol Complex Events

Nancy Williams reported that the Yankee Doodle Pops was a huge success this year.

Other Business

Vice Chair Scott Weiser asked what is going on in the Capitol this summer. Mark Willemssen advised they are working on small things but no major projects.

Overview of Next Meeting

Jennifer Moehlmann noted there is discussion of having Cultural Affairs come back to talk about their vision of the Historical Building Renovation as well as working on the draft annual report.

Adjourn

Meeting adjourned at 1:55 p.m.

Upcoming Meeting:

October 15, 2014